

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22014

Property Information

property address: 500 N WASHINGTON AVE

legal description: CITY OF BRYAN, BLOCK 12, LOT 8-9 (S HLF OF LTS)

owner name/address: YAZDANI, BAHMAN L
2091 RAVENSTONE LOOP
COLLEGE STATION, TX 77845

full business name: (las)

land use category: type of business:

current zoning: C1 occupancy status: vac

lot area (square feet): 6382 frontage along Texas Avenue (feet):

lot depth (feet): 115 sq. footage of building: 2180

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
58 ft.

Improvements

of buildings: 1 building height (feet): 25 # of stories: 1 1/2

type of buildings (specify): wood frame

building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front, both sides

fr = 0 / str side = 10 / mpr side = 6 / rear = 60

approximate construction date: 2004 accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking n/a

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: none and

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

House in pretty good condition & yard is well kept
condition. Curb cut Sidewalk